BEG NE COR OF NE1/4 OF NW1/4,
RUN S 536.18 FT, N 60 DEG W
ALONG C/L OF AN ABANDONED RD

HOFFMAN THEODORE KYLE
1253 SW SPUCE RD
FT WHITE, FL 32038

2026

01-6S-15-00491-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

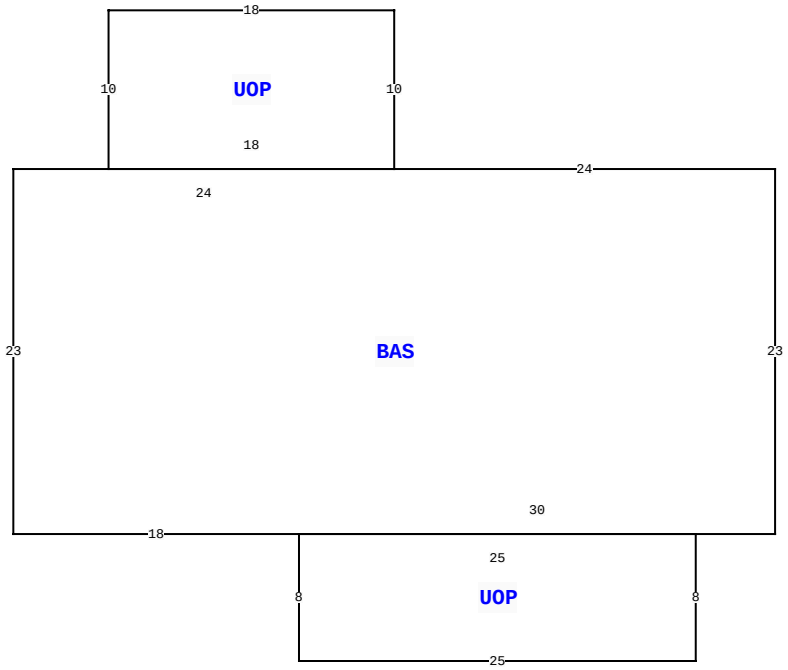
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	24,230
UOP	180	25		45	988
UOP	200	25		50	1,098
TOTALS	1,484			1,199	26,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,199	91.4490	54.87	65,789	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 1104 HX Base Yr 2021



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/08/2024 MLU
AG DATE	

1253 SW SPRUCE RD, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		26,316
TOTAL MARKET OB/XF VALUE		10,144
TOTAL LAND VALUE - MARKET		50,700
TOTAL MARKET VALUE		87,160
SOH/AGL Deduction		28,226
ASSESSED VALUE		58,934
TOTAL EXEMPTION VALUE	HX HB	33,934
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		87,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,160

XFOB:2:1: HOMES OF MERIT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1324/0876	10/20/2016	WD	U	I	18	40,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: THEODORE KYLE HOFFM						
1319/1366	4/07/2014	WD	U	I	18	0
GRANTOR: BANK OF AMERICA N A						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N10 W18 S10 E18$ W24 S23 E18 UOP= S8 E25 N8 W25$ E30 N23$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	25	0	0	3	25	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	20	32	640.00	UT	18.00	18.00	20	1993	1993	3	20	2,304	
5	0166	CONC,PAVMT	0	100	5	8	40.00	UT	2.00	2.00	50	1993	1993	3	50	40	

LAND DESCRIPTION

TOTAL OB/XF 10,144

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100			0.00	0.00	5.07	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,700							

REVIEW DATE 08/04/2016 BY DF Total Acres: 5.07 Total Land Value: 50,700 Market: 0 Agricultural: 0 Common: 50,700 PRINTED 10/01/2025 BY SYS